Community Meeting #8: New Abbot Options

November 17, 2026

For more information, visit

www.robinsonschoolproject.com

Questions? Email us at:

info@robinsonschoolproject.com



Colonel John Robinson Elementary School

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ROBINSON SCHOOL BUILDING COMMITTEE

VALERY YOUNG, Chair, School Committee
LINDSAY RICHARD, Vice-Chair, Resident
JEFF GOODWIN, Director of Facilities
THOMAS WIMBERG, MEGHAN O'CONNELL — Permanent Town Building Committee
STEPHEN TAYLOR, Resident
ALLISON N CAMMARATA, Resident

KEVIN LACOSTE, Robinson School Principal
SUNEET CHADHA, Finance Committee
G. THOMAS CLAY, Select Board
CHRISTOPHER CHEW, Superintendent of Schools
MIKE EDWARDS, Interim Town Manager
ELIZABETH SAWYER, Select Board

Massachusetts School Building Authority
Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

WESTFORD MASSACHUSETTS

WESTFORD PUBLIC SCHOOLS

WESTFORD PUBLIC SCHOOLS

What is the Problem?

- 2023 Districtwide Facilities Assessment identified major capital repair needs at Abbot, Robinson, and Day
- Robinson determined to have the greatest overall needs
- Robinson's outdated open-suite floor plan is a major educational and facility challenge
- Existing facilities are limited in their ability to support the District's Strategic Improvement Plan



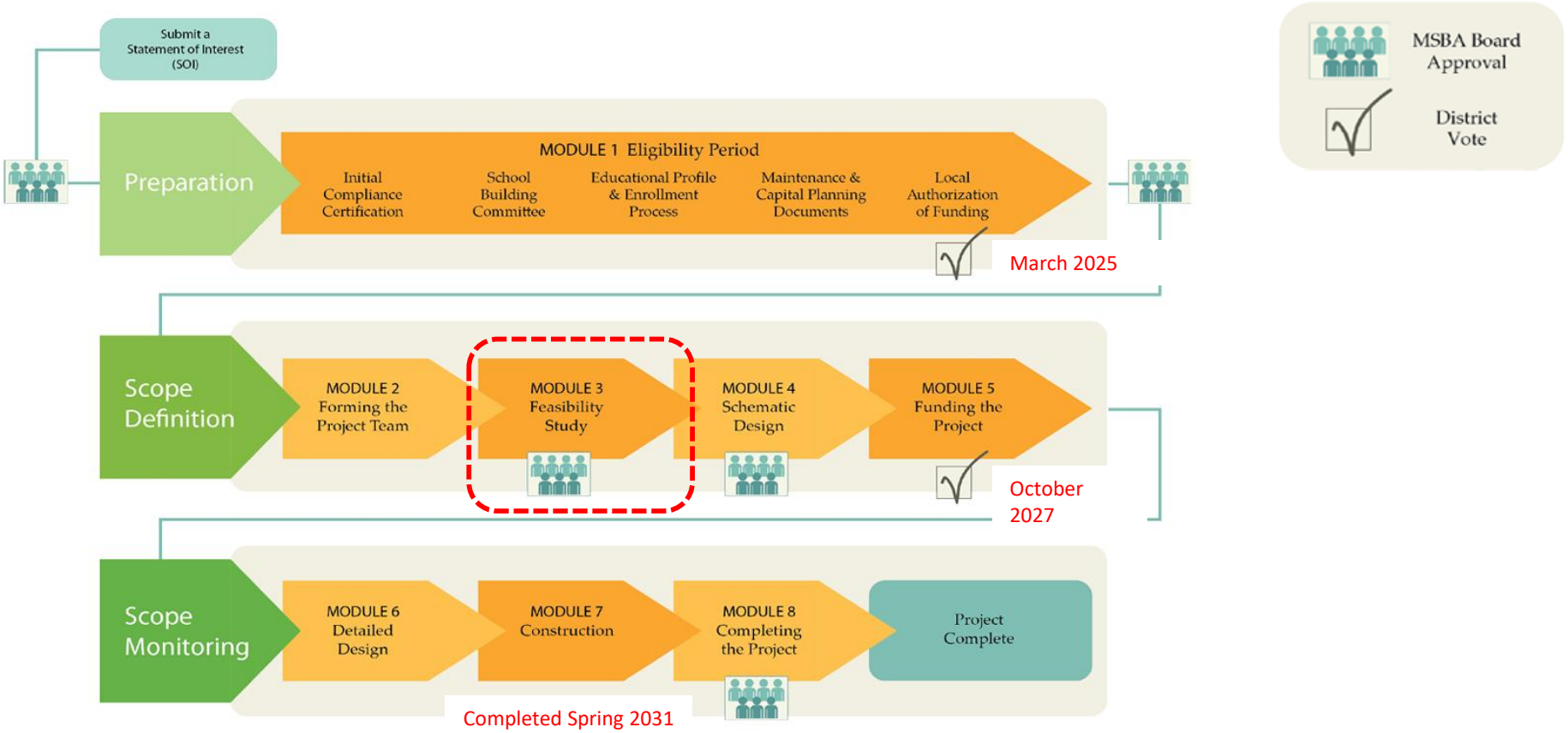
WESTFORD PUBLIC SCHOOLS

What is the Process?

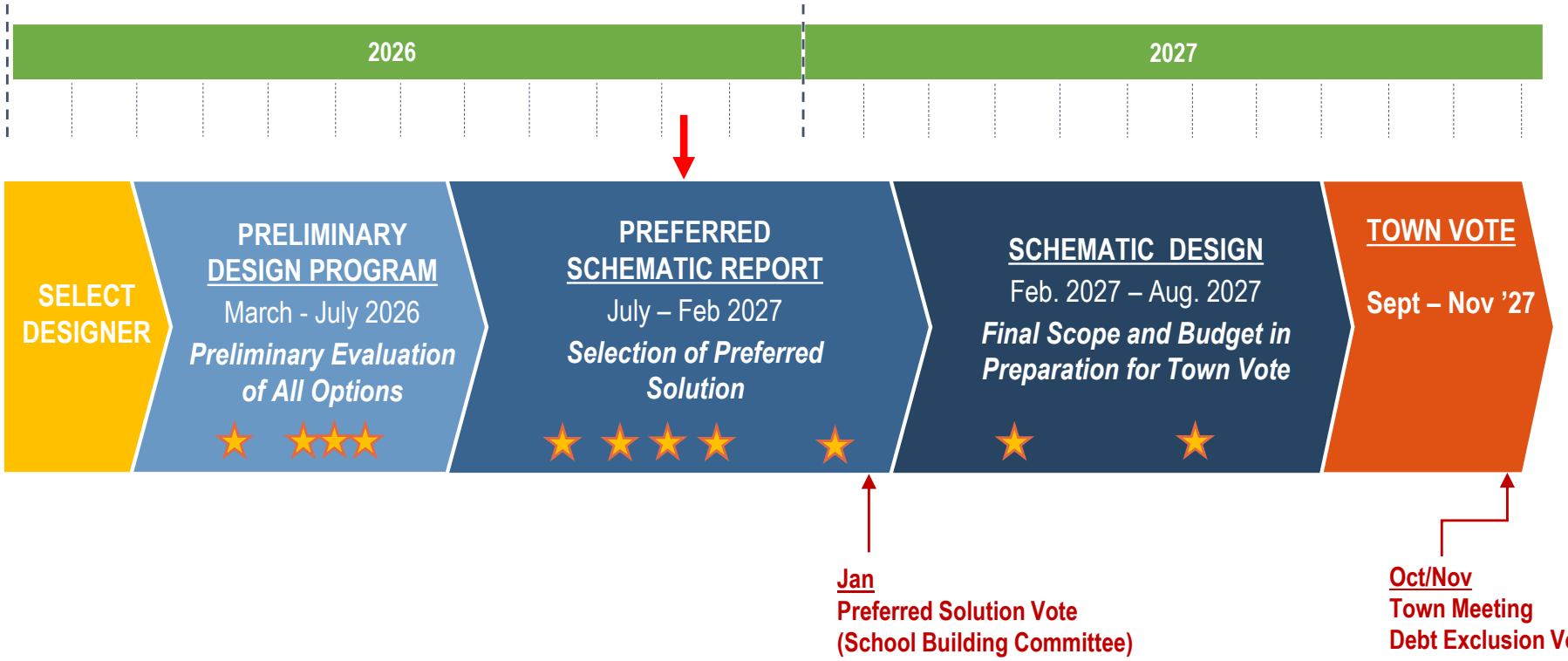
- Work in partnership with the MA School Building Authority (MSBA) to identify the most **cost effective** and **educationally appropriate** solution.
  - The MSBA has committed to reimburse 48% of eligible costs (not all costs are eligible for reimbursement; net reimbursement rate will be lower)
- The **MSBA process is well defined** and includes analysis of education programming, space utilization, durability/maintenance, sustainability/energy, cost, site restrictions, etc.
- **Study a range of options** including renovation, renovation/addition, and all new construction.
- Analyze elementary school spaces across the district to **optimize space utilization**
- **Evaluate three (3) elementary school enrollment scenarios** which are:

470 students	**705** students	**1,065** students
PreK-2	PreK-5	PreK-5

What is the MSBA's Process?



FEASIBILITY & SCHEMATIC DESIGN SCHEDULE

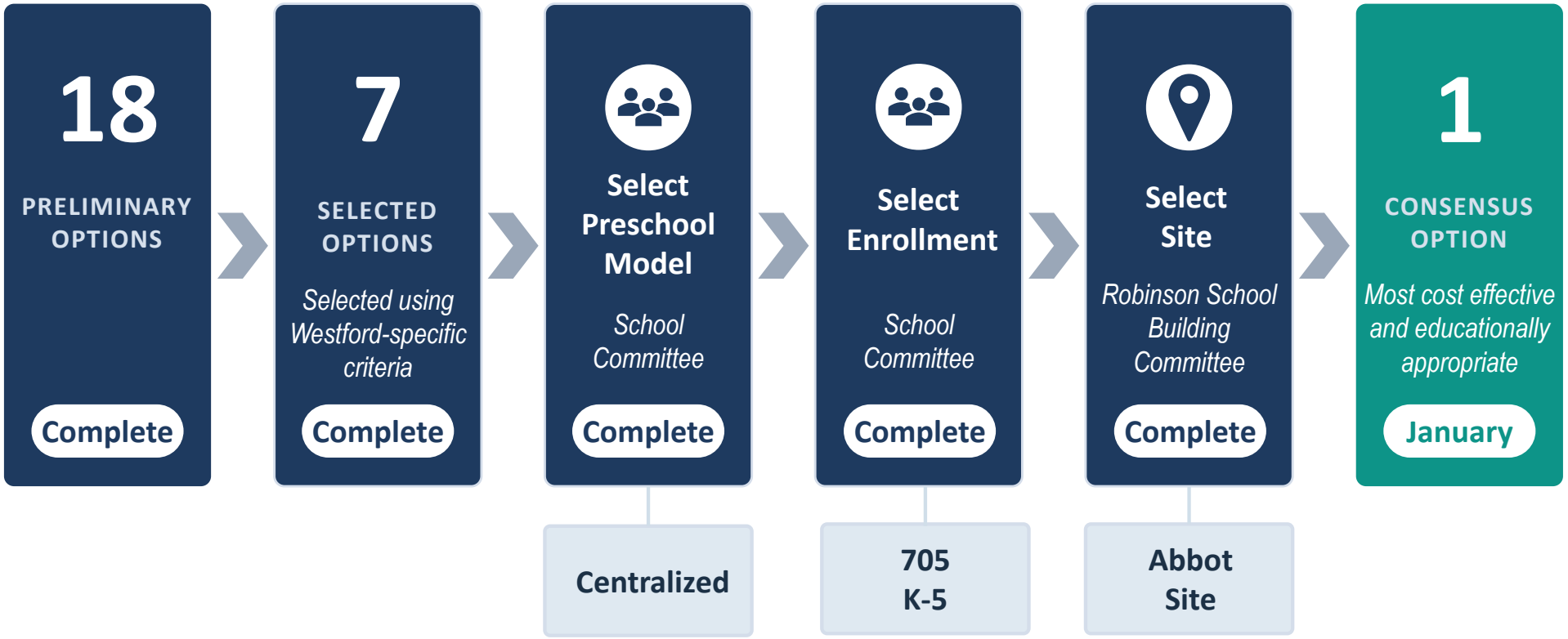


- Community Meetings

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FEASIBILITY STUDY PROCESS

Narrowing 18 options down to one by building consensus with community input.



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SUMMARY OF RENOVATION CODE TRIGGERS - EXISTING ABBOT

Required in any renovation:

Sprinkler & Fire Alarm
Trigger: Any building over 7,500 SF with major alterations or modifications
Requirement: New sprinkler and fire alarm systems.

Accessibility
Trigger: MAAB – cost of upgrades greater than 30% of assessed value; ADA compliance is always required.
Requirements: full accessibility upgrades, including:
- *Handicapped lift to stage*
- *Accessible bathrooms*

Required with change of use*

Education to Business:

Energy Code (Stretch Code)
Trigger: Change of use combined with increased energy use due to air conditioning
Requirement: full energy code compliance to meet current R-values.
- *Replacement windows to meet current energy code.*
- *Add insulation to interior of exterior walls to meet current energy code.*

Structural
Trigger: Change of use plus higher live loading requirement of office space.
Requirement: reinforcing of second floor structure.

**District offices on the second floor is a change of use.*

Required with Level 3 alterations*

Reconfiguring space of more than 50% of the building area:

Structural
Trigger: Level 3 alterations (reconfiguring more than 50% of building area)
Requirement: seismic upgrades to existing masonry walls.
- *Existing 4" CMU walls – remove and replace with metal framed/drywall walls.*
- *Existing thicker CMU walls – brace and reinforce.*
- *Exterior masonry – secure exterior brick and CMU to structure with clip angles*

**Triggered because Pre-K program requires extensive reconfiguration of space.*

ABBOT SITE ALTERNATIVES - Addition/Renovation and New



ABBOT 2
Addition with partial renovation of Abbot; replacement of district offices not included



ABBOT 2A
Addition with full renovation of Abbot for school use and district offices



ABBOT 3
New Construction; no work in Abbot; replacement of district offices not included



ABBOT 3A
New Construction with new district offices; no work in Abbot



ABBOT 3B
New Construction with full renovation of Abbot for Pre-K and District Offices

ABBOT 2 – Addition/Renovation – 705

K-5 Enrollment	705
Acres	32
Estimated Buildable Acres	12.3
GSF Renovation (Partial K-5)	16,004
GSF New (Pre-K, K-5)	129,536
Total GSF	145,540
Stories	1-3
Car Queue # *Provided/Needed*	71/71
# of Parking Spots *Provided/Needed*	262/262
# of Buses *Provided/Needed*	16/16
SF Playground	21,000

New space for district offices not included in project scope.



LEGEND

- EXISTING BUILDING RENOVATED
- FUTURE EXPANSION
- NEW CONSTRUCTION
- EXISTING; RENO NOT IN SCOPE

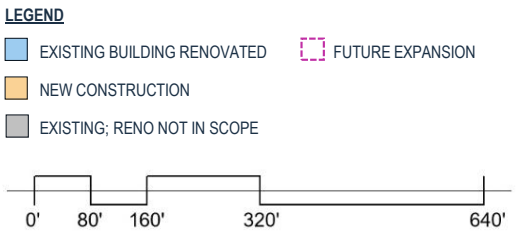
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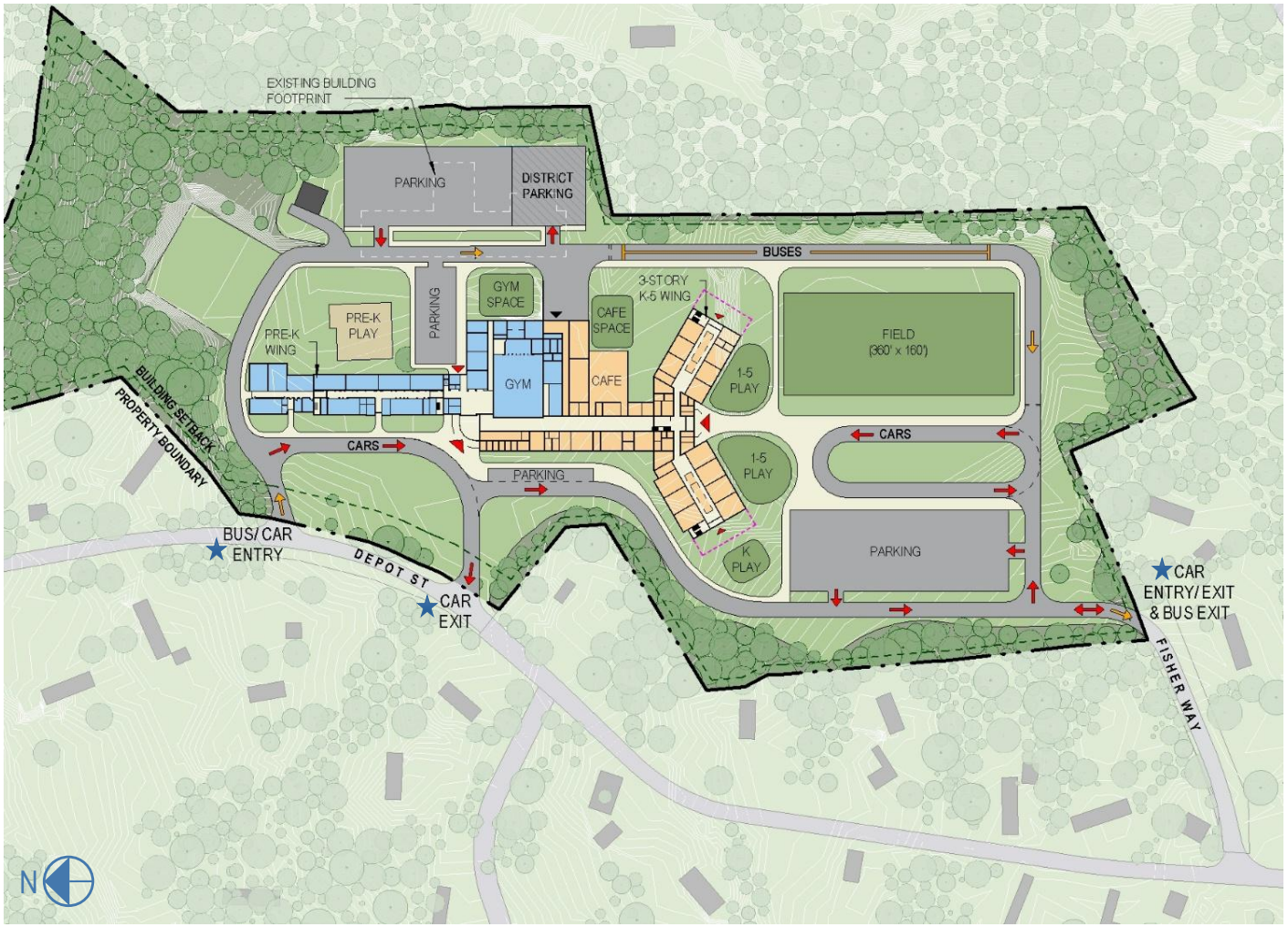
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ABBOT 2A – Addition/Renovation – 705

K-5 Enrollment	705
Acres	32
Estimated Buildable Acres	12.3
GSF Renovation (Pre-K)	19,605
GSF Renovation (District Offices)	15,540
GSF Renovation (Partial K-5)	22,796
GSF Renovation Total	57,941
GSF New (partial K-5)	102,055
Total GSF	159,996
Stories	1-3
Car Queue # *Provided/Needed*	66/71
# of Parking Spots *Provided/Needed*	262/262
# of Buses *Provided/Needed*	16/16
SF Playground	21,000

Abbot renovated for Pre-K and District Offices.





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ABBOT 3 – New Construction – 705

K-5 Enrollment	705
Acres	32
Estimated Buildable Acres	12.3
GSF Renovation	0
GSF New (Pre-K, K-5)	142,323
Total GSF	142,323
Stories	1-3
Car Queue # *Provided/Needed*	71/71
# of Parking Spots *Provided/Needed*	262/262
# of Buses *Provided/Needed*	16/16
SF Playground	21,000

New space for district offices not included in project scope.



LEGEND

- EXISTING BUILDING RENOVATED
- FUTURE EXPANSION
- NEW CONSTRUCTION
- EXISTING; RENO NOT IN SCOPE

0' 80' 160' 320' 640'

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ABBOT 3A – New Construction – 705

K-5 Enrollment	705
Acres	32
Estimated Buildable Acres	12.3
GSF Renovation	0
GSF New (Pre-K, K-5)	142,323
GSF New (District Offices)	15,540
Total GSF	157,863
Stories	1-3
Car Queue # *Provided/Needed*	71/71
# of Parking Spots *Provided/Needed*	262/262
# of Buses *Provided/Needed*	16/16
SF Playground	21,000

New district offices included in the new building. No work in Abbot included in scope.



LEGEND

- EXISTING BUILDING RENOVATED
- FUTURE EXPANSION
- NEW CONSTRUCTION
- EXISTING; RENO NOT IN SCOPE

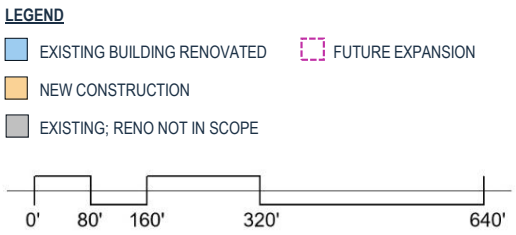
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ABBOT 3B – New Construction – 705

K-5 Enrollment	705
Acres	32
Estimated Buildable Acres	12.3
GSF Renovation (Pre-K)	19,605
GSF Renovation (District Offices)	15,540
GSF Renovation (Other)	22,796
GSF Renovation Total	57,941
GSF New (K-5)	122,718
Total GSF	180,659
Stories	1-3
Car Queue # *Provided/Needed*	71/71
# of Parking Spots *Provided/Needed*	262/262
# of Buses *Provided/Needed*	16/16
SF Playground	21,000

Pre-K and District Offices in renovated Abbot. Other space available.





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WHAT COMES NEXT

Any reuse of the existing Abbot building requires major upgrades

Whether it becomes a school, district or town offices, or another use, today's building codes require major upgrades. For Pre-K and district offices, that means rebuilding most of its interior.

THE PATH TO A FINAL DESIGN

NOW

All Abbot-site designs are being priced

In progress

JANUARY

Costs shared with the community

LATE JANUARY

Building Committee chooses one final design

FALL 2027

That design goes to the town for a vote

IF THE PROJECT IS APPROVED

Some buildings would no longer be used as schools

ROBINSON



WOULD CLOSE

After the new school opens

ABBOT



DEPENDS ON DESIGN

May or may not be used by the new school, depending on the design chosen

DAY



COULD CLOSE

Depending on enrollment trends

What happens to these buildings and sites? Options for their future will be shared before Town Meeting and the ballot vote in fall 2027.

IN FALL 2027, VOTERS WILL CHOOSE BETWEEN

Fix up existing schools

THE WORK

Major repairs to the existing school buildings

WHO PAYS?

Westford taxpayers, likely without state help

LAYOUTS

Current layouts stay, including Robinson's open suites and Abbot's undersized classrooms

OR

Consolidate and rebuild

THE WORK

The single final design chosen by the Building Committee

WHO PAYS?

Westford taxpayers, with state reimbursement for eligible costs

LAYOUTS

New spaces, as shown in the chosen design

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UPCOMING PUBLIC MEETINGS

November 2026 – February 2027

Community Forum
Stony Brook School & Remote

RSBC
Remote

School Committee
Millennium Bldg & Remote

Tri-Board
Millennium Bldg & Remote

Nov 20	12:00 PM	**Community Forum: New Abbot Options**	*Remote meeting only*
Nov 24	12:00 PM	**RSBC: Revised Options**	
Dec. 15	12:00 PM	**RSBC: Revised Options with Costs**	
Week of Jan. 12		**Community Forums: Preferred Solution with Costs**	
Jan 19	12:00 PM	**RSBC: Preferred Solution Vote**	☑
Feb (TBD)	7:00 PM	**Tri-Board Vote to Recommend PSR**	☑

Q&A

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